

**NOTICE OF PUBLIC MEETING
CONCERNING A PROPOSED ZONING BY-LAW AMENDMENT
AFFECTING THE MUNICIPALITY OF HURON EAST**

TAKE NOTICE that Council of the Municipality of Huron East will hold a public meeting on **Tuesday, September 5th at 6:00 pm** in the Huron East Council Chambers, 72 Main Street, Seaforth, to consider a proposed Zoning By-law Amendment under Section 34 of the Planning Act, RSO 1990, as amended. The amendment affects the Municipality of Huron East Zoning By-law.

BE ADVISED that the Corporation of the Municipality of Huron East considered this application to be complete on July 18th, 2023.

If you are an owner of any land containing seven or more residential units you are requested to post this notice in a location that is visible to all of the residents.

ANY PERSON may attend the public meeting and/or make written or verbal representation.

IF a person or public body does not make oral submissions at the public meeting or make written submissions to the Municipality of Huron East before the by-law is passed, the person or public body is not entitled to appeal the decision of the Municipality of Huron East to the Ontario Land Tribunal.

IF a person or public body does not make an oral submission at the public meeting or make written submissions to the Municipality of Huron East before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body.

IF you wish to be notified of the decision of the Municipality of Huron East on the proposed zoning by-law amendment, you must make a written request to the Municipality of Huron East, 72 Main Street South, Seaforth, Ontario N0K 1W0.

Persons wishing to participate in the planning process are strongly encouraged to send their comments, questions or concerns via email or telephone to Shae Stoll, Planner at sstoll@huroncounty.ca or 1-888-524-8394 ext. 3.

If mailing comments, please address to: Box 610, Seaforth, Ontario N0K 1W0, Attention to Jessica Rudy.

ADDITIONAL INFORMATION relating to the proposed zoning by-law amendment is available for inspection on the municipal website at www.huroneast.com .

Dated at the Municipality of Huron East this 11th day of August, 2023.

Jessica Rudy, Clerk, Municipality of Huron East
72 Main Street S, P.O Box 610, Seaforth ON N0K 1W0
Phone: 519-527-0160 1-888-868-7513 (toll free) Fax: 519-527-2561

Purpose and Effect:

This proposed Zoning By-law Amendment (File No. Z08-2023) affects the lands legally known as Registered Plan 181, Part Park lots 8, Park Lots 13 to 15, Geographic Township of Tuckersmith in the Municipality of Huron East. The subject property is municipally known as 75836 London Road.

The purpose of the application is to facilitate the creation of three residential infill lots on an oversized residential parcel within an existing settlement area. The rezoning is required to remove the holding symbol from a portion of the subject lands and address site specific provisions on two of the lots.

The applicant has submitted a corresponding consent application (C52-2023) resulting in a total of four residential lots (including both the severed and retained lots), the proposed consent sketch is attached in the appendix.

The proposed amendment to the Huron East Zoning By-Law proposes to amend the zoning on retained Lot 2 from R1 (Residential Low Density) to R1-43 (Residential Low Density- Special Zone). The special zone will require an increased interior side yard setback to the abutting industrial property to maintain separation distance to the neighbouring industrial use. The amendment would also propose to amend the zoning on retained Lot 4 from R1 (Residential Low Density) to R1-44 (Residential Low Density- Special Zone). The special zone will:

- Require an interior side yard setback of 20 metres to the abutting industrial property
- Permit a minimum lot frontage of 7.5 metres;
- Permit the maximum height of an existing accessory structure to be 6 metres; and
- Permit the existing accessory structure to remain prior to the main use (dwelling) being established.

Maps showing the general location of the lands to which this Zoning By-law Amendment apply are shown on Schedule A and B attached.

**SCHEDULE 1
CORPORATION OF THE
MUNICIPALITY OF HURON EAST
BY-LAW -2023**

BEING a by-law to amend the zoning on Registered Plan 181, Part Park Lots 8, Park Lots 13 to 15, Geographic Township of Tuckersmith in the Municipality of Huron East known as 75836 London Road.

WHEREAS the Council of the Corporation of the Municipality of Huron East considers it advisable to amend Zoning By-law 52-2006 of the Municipality of Huron East.

NOW, THEREFORE, the Council of the Corporation of the Municipality of Huron East ENACTS as follows:

1. This by-law shall apply to Registered Plan 181, Part Park lots 8, Park Lots 13 to 15, Geographic Township of Tuckersmith in the Municipality of Huron East known as 75836 London Road and is comprised of the attached Schedules.
2. By-law 52-2006 is hereby amended by changing the zone symbol on the attached Schedule B from R1-h (Residential Low Density-Holding) to R1 (Residential Low Density) to remove the -h symbol, from R1 S(Residential Low Density) to R1-43 (Residential Low Density- Special Zone) and from R1 (Residential Low Density) to R1-44 (Residential Low Density- Special Zone).

3. Section 18.10 Special Zones is hereby amended by the addition of the following:

R1-43

Notwithstanding any provisions to the contrary, in the area zoned R1-43, a minimum south interior side yard setback of 20 metres shall apply within 110 metres of the east property line.

R1-44

Notwithstanding any provisions to the contrary, in the area zoned R1-44, the following special provisions apply:

- The interior side yard setback to the west lot line shall be a minimum of 20 metres;
- The minimum lot frontage shall be 7.5 metres;
- The maximum height of an existing accessory structure shall be 6 metres
- The existing accessory structure shall be permitted to remain where the main use has not been established

4. All other provisions of By-Law 52-2006 shall continue to apply.
5. This by-law affects Zone Map 43A of By-law 52-2006, attached as Schedule B.
6. This by-law shall come into force upon final passing, pursuant to Section 34(21) of the Planning Act, RSO 1990, as amended.

READ A FIRST TIME ON THE DAY OF , 2023.
READ A SECOND TIME ON THE DAY OF , 2023.
READ A THIRD TIME AND PASSED THIS DAY OF , 2023.

Bernie MacLellan, Mayor

Jessica Rudy, Clerk

**SCHEDULE 2
CORPORATION OF THE
MUNICIPALITY OF HURON EAST
BY-LAW -2023**

By-law - 2023 has the following purpose and effect:

The lands subject to this Zoning By-law Amendment are described as Registered Plan 181, Part Park lots 8, Park Lots 13 to 15, Geographic Township of Tuckersmith in the Municipality of Huron East. The subject property is municipally known as 75836 London Road.

The purpose of the application is to facilitate the creation of a total of four residential infill lots on an oversized residential parcel within an existing settlement area. The rezoning is required to remove the holding symbol from a portion of the subject lands and address site specific provisions on two of the retained lots.

The proposed amendment to the Huron East Zoning By-Law proposes to amend the zoning on retained lot 2 from R1 (Residential Low Density) to R1-43 (Residential Low Density- Special Zone). The special zone will require an increased interior side yard setback to the abutting industrial property to address the suggested separation distance by the acoustical engineer. The amendment would also propose to amend the zoning on retained lot 4 from R1 (Residential Low Density) to R1-44 (Residential Low Density- Special Zone). The special zone will:

- Require an interior side yard setback of 20 metres to the abutting industrial property
- Permit a minimum lot frontage of 7.8 metres;
- Permit the maximum height of an existing accessory structure to be 6 metres
- Permit the existing accessory structure to remain prior to the main use being established

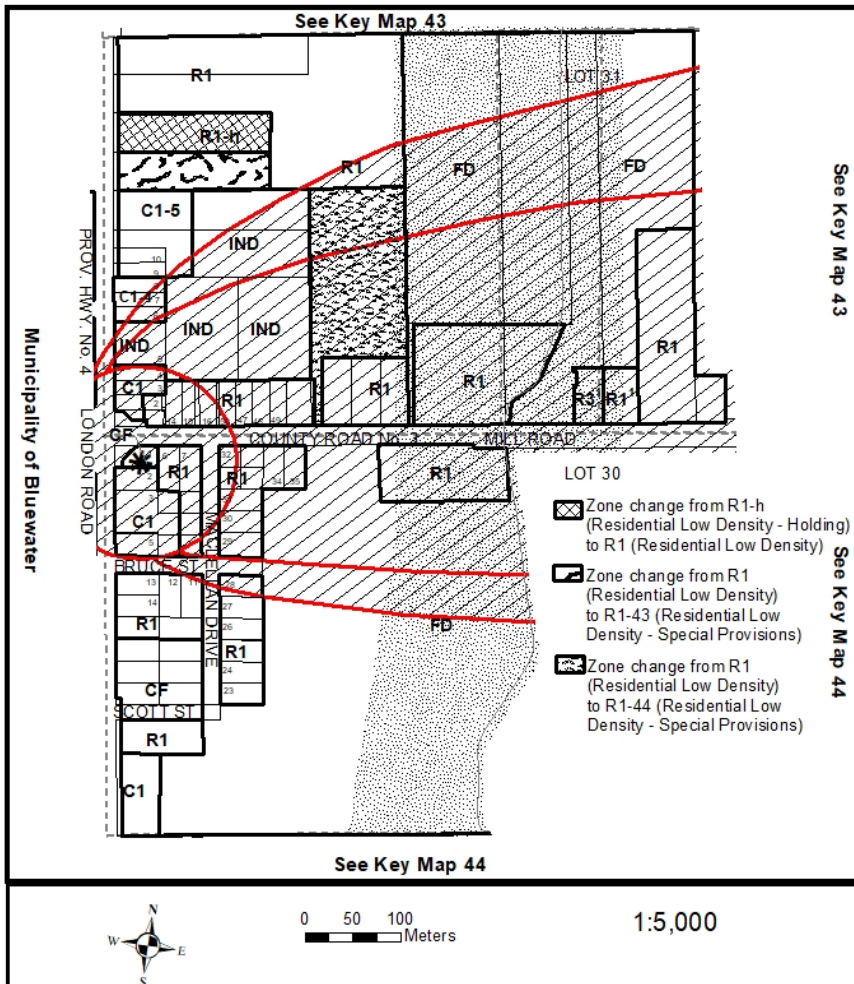
The subject lands are designated Urban on Schedule B of the Huron East Official Plan.

Maps showing the general location of the lands to which this Zoning By-law amendment apply are shown on Schedule A attached. The map showing the location of the lands to which this by-law applies is shown on the following page and is entitled Schedule B.

SCHEDULE A
CORPORATION OF THE MUNICIPALITY OF HURON EAST
BY-LAW - 2023



Schedule B
CORPORATION OF THE MUNICIPALITY OF HURON EAST
BY-LAW - 2023



See Key Map 43

See Key Map 44

SCHEDULE 'A'
KEY MAP 43A
HURON EAST
TUCKERSMITH WARD
BRUCEFIELD

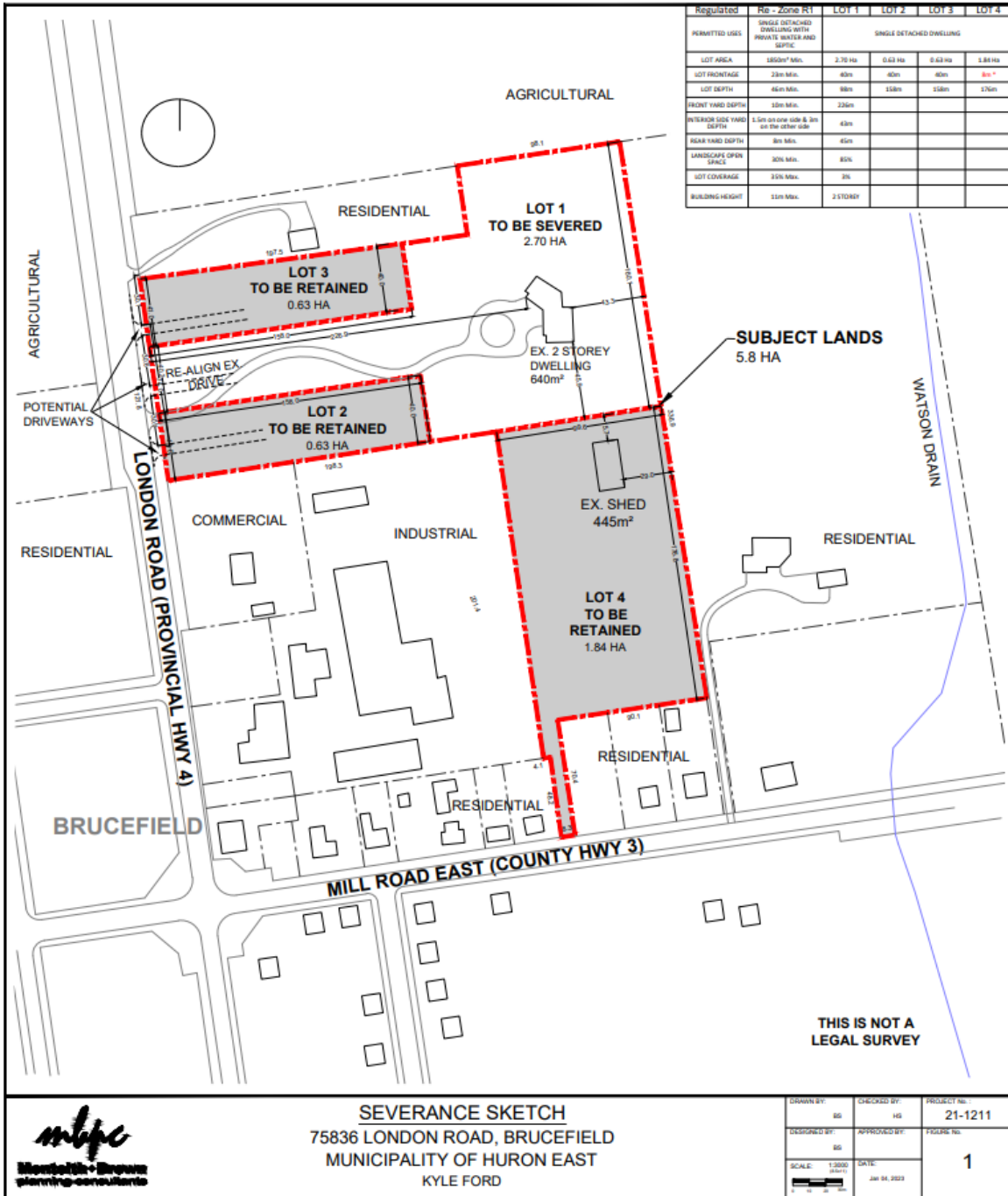
	NE1		Natural Environment - Watercourse (NE 1)
	NE2		Adjacent Lands and/or Conservation Authority Regulated Lands
	Zone		Municipal Well
	Rivers		Zone A, B and C 5 Year Time of Travel (See section 3.50)
	Railway		
	Roads		

Amendments

Amended by By-law 84-2022 (adding WHPA time of travel)
 1 Amended by By-law 25-2014

REVISION DATE July 18, 2023

APPENDIX: Severance sketch for Corresponding Consent Application C52-2023



SEVERANCE SKETCH
75836 LONDON ROAD, BRUCEFIELD
MUNICIPALITY OF HURON EAST
KYLE FORD

DRAWN BY: BG	CHECKED BY: HG	PROJECT No. 21-1211
DESIGNED BY: BG	APPROVED BY:	FILE No. 1
SCALE: 1:2000 (AS SHOWN)	DATE: Jan 31, 2023	